

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	249 Grand Blvd.	Date:	February 19 <sup>th</sup> , 2016
Perm. Parcel No:	811-12-062	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Duane Holesovsky	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):**

- 1) Install operable smoke detectors in each bedroom.
- 2) A smoke detector is required in the basement: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

**REQUIRED MAINTENANCE ITEMS:**

- 1) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Power wash rear deck and repair decking as needed. Stain/paint the porch/stairs/rail assembly.
- 2) Tuck-point or completely reconstruct (the chimney above the roof line. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable. Repair or replace chimney pot, chimney brick, mortar, and stone cap, all toward top of chimney next to driveway.
- 3) Exterior walls and trim materials must be painted and in good repair. Replace rotted wood trim, siding, etc. Scrape and repaint the garage.

**EXTERIOR ITEMS:**

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman

**GENERAL GARAGE ITEMS:**

- 1) All electrical outlets in walls and ceilings must be GFCI protected.
- 2) Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.
- 3) Make all necessary repairs to the garage window(s) and related frames and trims. Replace rotted wood and paint/stain.

**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS.**

- 1) Remove and replace (5) squares (approx. 124 square feet) of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
- 2) Replace (4) squares of (front) (rear) (side) (approx. 64 square feet) service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.  
**NOTE:** Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.  
**NOTE:** Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

**GENERAL ELECTRICAL ITEMS:**

- 1) All receptacles in unfinished basements must be GFCI protected

**GENERAL PLUMBING ITEMS:**

- 1) Provide code compliant transition from cast iron to PVC for the DWV system located in the basement.
- 2) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 3) Install a p-trap under laundry sink complete with an air admittance valve.

**GENERAL HVAC ITEMS:**

- 1) Replace the obsolete gas valve at the dryer area and in the ceiling in the unfinished area with a listed ¼-turn gas shut-off valve.

**BASEMENT ITEMS:**

- 1) Clean and disinfect the basement floor.
- 2) Scrape and paint the basement walls with block-filler paint.

**BATH ITEMS: Basement with shower only.**

- 1) Repair the shower surround and floor to make it sanitary and water tight. Or remove shower.
- 2) Lighting fixture and electrical wiring exposed above shower to meet NEC wet location requirements.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

**BATH ITEMS: First Floor**

- 1) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 2) Flooring must be smooth and water-tight. Repair cracked floor tile or install a new tile floor.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.
- 4) Caulk backsplash of sink

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**BATH ITEMS: Second Floor half bath**

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.
- 4) Caulk backsplash of sink.

**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair or replace damaged carpet areas.
- 3) Provide handrail full length of long stair run to second floor. Paint/stain.
- 4) All fireplace dampers shall be intact and open and close properly.

**NOTE:** PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): *The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUMCHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*